

EXHIBIT A

CLOSING STATEMENT

Date: September 4, 2024

Sale of: 605-609 Greenlake Road, Athens, New York 12414

Seller: NYMD Greenlake LLC

Purchasers: Greenlake Resorts New York LLC

Purchasers Attorney: Mekhtiyev Law Firm, P.C.
110 West 40th Street
New York, New York 10018

Title Company: Connect Title Agency LLC
215-15 Northern Boulevard, Suite 101
Bayside, New York 11361
CTA-1043G-2024

Sale Price: \$3,700,000.00

Adjustments in favor of Seller:

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| Real Estate Tax Lot 33 | \$23,188.00 |
| Real Estate Tax Lot 30 | \$2,122.00 |
| Buyer's fees for preparation of CEMA and 2 nd Mortgage | \$8,700.00 |
| Total Due Seller: | \$3,734,010.00 |

Credits to Purchaser:

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| Contract Deposit: | \$140,000.00 |
| Due at Closing: | \$3,594,010.00 |

The foregoing balance was paid as follows:

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| Assumption of existing mortgage with CEMA with Greenlake Homestead | \$2,107,000.00 |
| 2 nd Mortgage | \$793,000.00 |

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| Bank check payable to Greenlake Homestead Inc. | \$393,000.00 |
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| Payable to Title Company on Seller's Behalf (includes past due real estate taxes) | \$233,547.40 |
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| Win Morrison Realty on behalf of Seller (Real Estate Broker) | \$31,000.00 |
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| Berger, Fischhoff, Shumer, Wexler & Goodman, LLP (Wire in) | \$27,724.60 |
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Escrow Reconciliation:

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| Deposit | \$140,000.00 |
| Berger, Fischhoff, Shumer, Wexler & Goodman (Combined legal fees of Seller for Closing & other matters) | \$58,371.50 |
| Chapter 11 Claims-Hold | \$35,000.00 |
| Title Closer | \$500.00 |
| United States Trustee-Reserved | \$6,500.00 |
| Buyers Cost for preparation of CEMA and 2 nd mortgage documents | \$8,700.00 |
| Chapter 11 Reserves | \$35,000.00 |

The following documents are attached:

- a) Title Insurance Policy
- b) Environmental Indemnity Agreement
- c) Security Agreement
- d) New York Consolidated Balloon Note
- e) Personal Guaranty
- f) New York Balloon Note
- g) Mortgage
- h) Assignment of Leases and Rents
- i) Errors and Omissions Agreement
- j) UCC Financing Statement (Greenlake Homestead, Inc.)
- k) UCC Financing Statement (NYMD Green Lake LLC)
- l) New York Consolidated Balloon Note
- m) Consolidation, Extension and Modification Agreement
- n) New York Balloon Gap Note